

State of South Carolina,)
County of Greenville.) Lease.

This Indenture made and entered into this 16th, day of November, 1923, by and between Dowling Realty Company, a corporation, of the one part and hereinafter referred to as Lessor, and W.A. Smith and J.A. Russell, of the other part and hereinafter referred to as Lessees.

W-I-T-N-E-S-S-E-T-H:

That the Lessor has hereby let and rented to the Lessees and they have hired and taken from the Lessor, that certain ground floor store room, situate at the south east corner of Richardson and West Coffee Streets, in the City and County of Greenville, South Carolina, and being a part of the Goldsmith building, for the term of five (5) years, from and beginning the first day of January, 1924.

For the use and occupation of said premises and as rental therefor, the Lessees do hereby agree to pay to the Lessor, and it to receive from the Lessees the sum of One hundred Dollars for each and every month during the term aforesaid, due and payable at the end of each consecutive month during such time.

It is further agreed that the Lessees will, at their own proper costs and charges, keep said premises in good repair; that said premises shall not be sublet nor this lease assigned without the written consent of the Lessor.

It is further agreed that if said store room is injured or destroyed from any cause as to render it unfit for occupancy, that there upon this lease may terminate at the option of either party hereto; that if the Lessees shall cease business, be put into the hands of a Receiver, or go into bankruptcy, voluntarily or involuntarily, this lease may thereupon end and determine at the option of the Lessor.

It is further agreed that any rent shall be due and not paid, or if the Lessees fail to keep and perform any of the terms and conditions herein, the said Lessor may at its option re-enter and take possession and remove all persons therefrom without suit or process, and end this lease; upon payment of the rent aforesaid, when due as aforesaid, and the keeping of all terms and conditions herein, the Lessees shall have peaceable and quiet possession of said premises; that they will at the termination of this lease, whether by limitation or any cause, quit and surrender said premises in as good condition as they find them, ordinary wear and tear, by reasonable use, damages by the elements and the injury or destruction as aforesaid, excepted.

In witness whereof, the parties hereto do hereby bind themselves, their successors, heirs and assigns and do hereunto in duplicate, set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:
T.W. Mathis,
A.M. Rickman

Dowling Realty Company
By A.L. Dowling, Pres.
W.A. Smith (Seal)
J.A. Russell. (Seal)

Next page.

State of South Carolina,
County of Greenville. ;

Personally comes before me T.W. Mathis who on oath says he saw the within named Dowling Realty Company by A.L. Dowling - and W.A. Smith and J.A. Russell sign, seal and as their act and deed deliver the within written lease, and that he with A.M. Rickman witnessed the execution thereof. Sworn to and subscribed before

me this 16th, day of November 1923.

A.M. Rickman (Seal)
Notary Public for S.C.

T.W. Mathis



Recorded November 23rd, 1923.

